



**TOMMY CICCARONE**  
TOMMY@BENNETTWILLIAMS.COM



**ALEC WERNER**  
AWERNER@BENNETTWILLIAMS.COM

**Bennett Williams**  
COMMERCIAL REAL ESTATE

610.999.5800

**5,500 SF  
FOR LEASE**

**310 NATIONAL ROAD**

**EXTON, PA | 19341**

# PROPERTY HIGHLIGHTS

- Building SF: 5,500 SF
- Loading Docks: 1 – 8' x 10'
- Drive-In Doors: To be added 10' x 16'
- Clear Height: 16'
- Sprinklered: No
- Construction: Block
- Parking: Approximately 20 Spaces
- Office / Warehouse Ratio: 15% to 85%
- Additional area of 850 SF Mezzanine
- Site Size: 1.00 Acre
- Township: West Whiteland Twp
- Zoning: I-1 Limited Industrial
- Power: 208 / 120
  - Potential to upgrade
- Gas: Yes
- Sewer: On lot septic
- Water: Public
- Rental Rate: \$16.00/SF
- Lease: NNN



FOR LEASE | 310 NATIONAL RD



**TOMMY CICCARONE | ALEC WERNER**

For Lease Information: 610.999.5800 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

# ZONING: I-1 LIMITED INDUSTRIAL

FOR LEASE | 310 NATIONAL RD

A. Intent, it is the intent of this section to provide an industrial district that is:

- (1) Compatible with surrounding and commercial districts and which will contain a consistent degree of aesthetic quality.
- (2) Suitable for light manufacturing and assembly, research and development, wholesale, distribution, and service uses
- (1) Research and development, engineering or testing laboratory.
- (2) Administrative activities and offices related to permitted industrial uses.
- (3) Warehouses for wholesale sales, distribution or storage, provided no materials are stored outside.
- (4) Any light machining or manufacturing, testing, repair, storage or distribution of materials, goods, foodstuffs or products.
- (5) Public utility installations providing no materials are stored outside.
- (6) Veterinarian or boarding kennel.
- (7) Day care as an accessory use to and within any permitted use above.
- (8) Office buildings.
- (9) Normal and customary accessory uses.



While Chester County may not attract large, blue-collar distribution centers favored by companies like Amazon, it thrives as a hub for Philadelphia's high-earning innovators in healthcare research and their families. The presence of prestigious institutions like West Chester University and companies such as Siemens Medical, DSM Biomedical, and various pharmaceutical headquarters drives demand for flex, manufacturing, and distribution space supporting research and development activities.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	46,807	125,785	204,218
TOTAL EMPLOYEES	30,072	78,908	118,018
AVERAGE HHI	\$186,570	\$170,010	\$177,098
TOTAL HOUSEHOLDS	18,296	48,372	78,074



# MARKET AERIAL



# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### STATE COLLEGE OFFICE:

330 Innovation Park, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



### TOMMY CICCARONE

tommy@bennettwilliams.com



### ALEC WERNER

awerner@bennettwilliams.com

### CONTACT US

610.999.5800 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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## About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

